

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Burleson County Deed of Trust**

**Date:** December 8, 2000

**Amount:** \$200,000.00

**Grantor(s):** TAMARA R. JACKSON, an unmarried person

**Original Mortgagee:** FIRST AMERICAN BANK, SSB

**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgagee Address:** 1000 Technology Drive, O'Fallon, MO 63304

**Recording Information:** in Volume 537, Page 337, Burleson County, Texas

**Legal Description:** Property is located in Burleson County, Texas and is more particularly described in Exhibit 'A' SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES (Property)

**Date of Sale:** July 6, 2010 between the hours of 1:00 p.m. and 4:00 p.m.

**Earliest Time Sale Will Begin:** 1:00 p.m.

**Place of Sale:** The foreclosure sale will be conducted in the area designated by the Burleson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.



The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

EXECUTED in multiple originals on June 14, 2010.

Hughes, Watters & Askanase, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002

   
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PETE FLOREZ or CAROLYN A. TAYLOR, Substitute Trustee  
c/o Land Records of Texas  
1525 Walnut Hill Lane, Irving, Texas 75038

Reference: 770561450

Honorable Anna L. Schiack  
County Clerk

Jun 14/2010

STATE OF TEXAS COUNTY OF BURLESON  
I hereby certify that this instrument  
was filed on the date and time  
stamped hereon by me and was duly  
recorded in the volume and page of  
the named records of:  
Burleson County  
As stamped hereon by me.

Receipt Number - 68453  
By:  
Ella Nelson

Amount 2.00

As on Posting Real Estate Notice

On: Jun 14/2010 at 02:22P

Filed for Record in:  
Burleson County

Exhibit "A"

**METES AND BOUNDS DESCRIPTION  
OF A 65.1475 ACRE TRACT OF LAND  
OUT OF THE  
S.C. ROBERTSON LEAGUE NO. 1, A-52  
BURLESON COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Burleson County, Texas, and being situated in the S. C. Robertson League No. 1, A-52, and being the same tract of land described in a deed to Joe Bumpers, as recorded in Volume 335, Page 673-676, of the Burleson County Deed Records, and now more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the most southerly corner of this tract, also being a point in the most northerly line of the said Willie Flentge, Jr. 254.13 acre tract, as recorded in Volume 372, Page 811, of the Burleson County Deed Records, also being the most easterly corner of the Robert Vitek 64.75 acre tract, as recorded in Volume 435, Page 767, of the Burleson County Deed Records;

**THENCE** North 31°08'00" West, a distance of 1967.50 feet along the common line between this tract and the said Vitek tract to a 5/8" iron rod set for the most westerly corner of this tract, also being the most northerly corner of the said Vitek tract, also being a point in the north line of a right-of-way easement for County Road 361, as recorded in Volume 112, Page 3, of the Burleson County Deed Records, also being a point in southeast line of the Glenwood Wendler 249.60 acre tract;

**THENCE** North 58°52'00" East, a distance of 225.89 feet along the common line between this tract and the said Wendler tract to a 5/8" iron rod set for an angle point;

**THENCE** North 58°56'11" East, a distance of 1219.62 feet continuing along the common line between this tract and the said Wendler tract to a 5/8" iron rod set for the most northerly corner of this tract, also being the most easterly corner of the said Wendler tract, also being an exterior corner of the said County Road 361 right-of-way easement, also being a point in the southwest line of the Joel Cowan 125.00 acre tract;

**THENCE** South 30°26'00" East, a distance of 643.11 feet along the common line between this tract and the said Cowan tract, and past the most westerly corner of the B.L. Gaar 218.31 acre tract, to a 5/8" iron rod set for an angle point;

**THENCE** South 30°49'00" East, a distance of 723.46 feet along the common line between this tract and the said Gaar tract to a 5/8" iron rod set;

**THENCE** South 31°59'01" East, a distance of 609.79 feet continuing along the common line between this tract and the said Gaar tract to a 1/2" iron rod found for the most easterly corner of this tract, also being the most southerly corner of the said Gaar tract, also being a point in the most northerly line of the George Jancik 83.99 acre tract, as recorded in Volume 373, Page 595, of the Burleson county Deed Records;

**THENCE** South 59°04'13" West, a distance of 557.34 feet along the common line between this tract and the said Jancik tract to a 5/8" iron rod set for an angle point, also being the most westerly corner of the said Jancik tract, also being the most northerly corner of the H. Gasper, et.al., 89.00 acre tract, being an undivided interest;

**THENCE** South 59°24'00" West, a distance of 885.41 feet along the common line between this tract and the said Gasper tract, and along the said Willie Flentge, Jr. tract to the **PLACE OF BEGINNING** containing 2837825 square feet or 65.1475 acres.